

CITY PLANNING COMMISSION PLANNING ADVISORY COMMITTEE

AGENDA – April 8, 2015

There will be a meeting of the Planning Advisory Committee on April 8, 2015 at 2:00 p.m. The meeting will be held in the One Stop Shop Conference Room A, City Hall Room 7W03.

- 1) **Consideration**: Minutes from the March 4, 2015 PAC meeting.
- 2) **Consideration**: Disposition of immovable property by the City of New Orleans, described as follows: 1900 Block of St. Andrew Street, bounded by O.C. Haley, Danneel Street, Josephine Street, and Felicity Street, in the 4th Municipal District.
- 3) **Consideration**: Sale of a parcel of land designated as Square 293, Lot A1, 4th Municipal District, bounded by Danneel, St. Andrew, S. Saratoga, and Josephine Streets, bearing the municipal address of 2021 Danneel Street.
- 4) **Consideration**: [15-0612] A request by First Hartford Development, Inc., to remove the utilities servitude (formerly N. Pierce Ave. public right-of-way) from Lot WD, Square 527-A, 2nd M.D., bounded by Toulouse Street, N. Scott Street, St. Louis St, and N. Carrollton Ave. The municipal address is 500 N. Carrollton Avenue.
- 5) **Consideration**: [15-0613] A request by Patricia Cox for a grant of predial servitude for the encroachments of two new (replacement) sets of steps on/over the Burgundy Street public right-of-way, adjacent to Lot C1A, Square 89, 2nd M.D., bounded by St. Peter Street, Dauphine Street, Toulouse Street, and Burgundy Street. The municipal address of the property is 618 Burgundy Street.
- 6) **Consideration**: [15-0614] A request by Studio Network – Orpheum, LLC, for a grant of predial servitude for the encroachments of a new (replacement) awning and outward swinging doors on/over the Roosevelt Way public right-of-way, adjacent to Lot V, Square 267, 1st M.D., bounded by Common Street, S. Rampart Street, Canal Street, and Roosevelt Way (formerly University Place). The municipal address of the property is 129 Roosevelt Way
- 7) **Consideration**: [15-0616] A request by The Penthouse at Jax, L.L.C., for a land lease for the purpose of parking spaces (and a previously reviewed by PAC and existing cooling tower), adjacent to Square Jax1, 2nd M.D., bounded by the Mississippi River, Toulouse Street, Decatur Street, and St. Peter Street.. The municipal address is 620 Decatur Street.

- 8) **Consideration: ZONING DOCKET 035/15** [ZD035-15] – Request by NEW HOTEL MONTELEONE, INC. to permit the expansion in accordance with Article 8, Section 8.10.2 of the Comprehensive Zoning Ordinance of an existing hotel in a VCC-2 Vieux Carré Commercial District, on Square 35, Lots 6, 7, 9 or 8, 2 or 9, 11, B 12, 10, 1, 2, 3, 4, 5, B 13, 14, and 15, in the Second Municipal District, bounded by Royal, Iberville, and Bienville Streets and Exchange Place. The municipal addresses are 200-214 ROYAL STREET. (PD 1B)
- 9) **Consideration: ZONING DOCKET 036/15** [ZD036-15] – Request by 533 TOULOUSE, LLC for a Conditional Use to permit a cigar bar in a VCC-2 Vieux Carré Commercial District, on Square 26, Lots A or 14 and 15, in the Second Municipal District, bounded by Toulouse, Chartres, Decatur, and Wilkinson Streets. The municipal address is 533 TOULOUSE STREET. (PD 1B)
- 10) **Consideration: ZONING DOCKET 037/15** [ZD037-15] – Request by WASHINGTON & S CLAIBORNE, LLC for a Conditional Use to permit the expansion of an existing gas station in a C-1 General Commercial District and an ICUC Inner City Urban Corridor District overlay, on Square 408, Lots N or 12 and 16-22, in the Fourth Municipal District, bounded by South Claiborne and Washington Avenues and South Derbigny and Fourth Streets. The municipal address is 2727 SOUTH CLAIBORNE AVENUE. (PD 2)
- 11) **Consideration: ZONING DOCKET 038/15** [ZD038-15] – Request by MONTE C. SHALETT, JEFFERSON N. RUCK, ZEN-PROP, LLC, AND HOWARD W. SMITH, ET AL. for a Conditional Use to permit a retail store on a site over one acre in area in a C-1 General Commercial District and an Urban Corridor District overlay, on Square 23, Lot N4, in the Fifth Municipal District, bounded by General DeGaulle, Life Center and Sandra Drives. The municipal address is 2900 GENERAL DE GAULLE DRIVE. (PD 12)
- 12) **Consideration: ZONING DOCKET 039/15** [ZD039-15] – Request by BCNO 4, LLC for a Conditional Use to permit a theater over 10,000 square feet in floor area and to allow the sale of alcoholic beverages for on-premises consumption at the theater in an HMC-2 Historic Marigny/Tremé Commercial District, on Square 153, Lots 7, 2, and 1-5 or 7 & 2 & 1/4 or 15-18, in the Third Municipal District, bounded by Chartres, Royal, and Frenchmen Streets and Elysian Fields Avenue. The municipal address is 2121 CHARTRES STREET. (PD 7)
- 13) **Consideration: ZONING DOCKET 040/15** [ZD040-15] – Request by SHEA R EMBRY AND 901 BARTHOLOMEW, LLC for a MUPC Mixed-Use Planned Community District overlay, Square 292, Lots Y & 10 or 1 or Y, 1, and two undesignated lots, and Square 291, Lot C1, Lot 12 Pt 3-5 or 12, X, 6, 7, and two undesignated lots, and 6, 7 or 8, 9 in the Third Municipal District, bounded by Burgundy, Mazant, North Rampart, and Alvar Streets. The municipal addresses are 3925 BURGUNDY, 924 Bartholomew AND 901 BARTHOLOMEW STREETS. (PD 7)

14) Consideration: [15SWCF-04732] A request by Contreras Restaurant Group d/b/a El Gato Negro for a Sidewalk Café permit at 81 French Market Place.

The next Planning Advisory Committee meeting will be held on Wednesday, April 22, 2015 at 2:00 p.m. in the One Stop Shop conference room A, City Hall, Room 7W03.

Respectfully yours,

Robert D. Rivers, Director
April 6, 2015

The PAC was formed to meet and advise the Executive Director of the CPC on technical issues needed in the preparation of reports required as part of CPC official duties. The purpose of the PAC is to eliminate duplicated efforts, and to assist the public in determining the necessary department/agencies to meet with to resolve any technical problems that may need to be discussed or resolved prior to consideration by the CPC. A vote of “no objection” by the PAC does not give any blanket approval for a particular project or a zoning issue or a re-subdivision request, or a sale or lease of city-owned property, but only a statement on the technical issues considered by PAC.